043.0	0006	0007.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,200 /	645,200
					USE VALUE:	645,200 /	645,200
					ASSESSED:	645,200 /	645,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASARO LISA ANNE & LEONARD F	
Owner 2:	TRS/ ASARO FAMILY REVOCABLE	
Owner 3:	TRUST	
Street 1:	103 PALMER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	TUCCI ALBERT F -
Owner 2:	TUCCI SUZANNE M -
Street 1:	43 WEST ELM ST
Twn/City:	HOPKINTON
St/Prov:	MA Cntry
Postal:	01748

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Aluminum Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4916.000	191,200		454,000	645,200
Total Card	0.113	191,200		454,000	645,200
Total Parcel	0.113	191,200		454,000	645,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.23 | /Parcel: 507.23

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30558
GIS Ref	
GIS Ref	
Insp Date	04/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0006-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	191,200	0	4,916.	454,000	645,200		Year end	12/23/2021
2021	101	FV	184,500	0	4,916.	454,000	638,500		Year End Roll	12/10/2020
2020	101	FV	184,500	0	4,916.	454,000	638,500	638,500	Year End Roll	12/18/2019
2019	101	FV	195,400	0	4,916.	482,400	677,800	677,800	Year End Roll	1/3/2019
2018	101	FV	195,400	0	4,916.	351,800	547,200	547,200	Year End Roll	12/20/2017
2017	101	FV	195,400	0	4,916.	306,400	501,800	501,800	Year End Roll	1/3/2017
2016	101	FV	195,400	0	4,916.	261,000	456,400	456,400	Year End	1/4/2016
2015	101	FV	162,800	0	4,916.	255,400	418,200	418,200	Year End Roll	12/11/2014

!3687!

PRINT

Date	Time
12/29/21	23:27:29

LAST REV

Date	Time
11/07/19	14:20:26
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3687

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUCCI ALBERT F,	71335-365	1	7/18/2018		719,000	No	No		
TUCCI RUDOLPH V	60467-591		11/13/2012	Convenience	1	No	No		
	10319-238		7/24/1963			No	No		N

USER DEFINED

Prior Id # 1:	30558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2019	632	Re-Roof	28,000	C				
8/16/2018	1173	Heat App	8,000	C				
8/8/2018	1132	Inter Fi	24,500	C				
7/31/2018	7068	Inter-De	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2019	SQ Returned	JO	Jenny O
4/28/2018	Inspected	BS	Barbara S
4/20/2018	MEAS&NOTICE	BS	Barbara S
1/7/2009	Meas/Inspect	345	PATRIOT
2/11/2000	Mailer Sent		
2/11/2000	Meas/Inspect	197	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4916		Sq. Ft.	Site		0	80.	1.15	1									453,983						454,000	

Total AC/HA:	0.11286	Total SF/SM:	4916	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	453,983	Spl Credit		Total:	454,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00400007
Adj $ / SQ:	135.540
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	259778
Depreciation:	68581
Depreciated Total:	191197

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

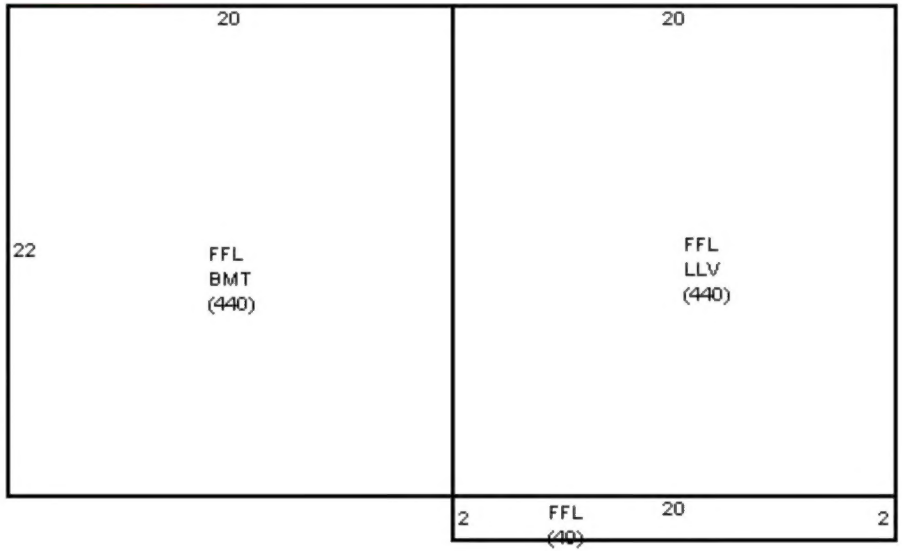
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.54
Special Features:	0	Val/Su Net:	106.22
Final Total:	191200	Val/Su SzAd	207.83

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	135.540	124,697
BMT	Basement	440	53.880	23,706
LLV	Lower Level	440	74.720	32,875

Net Sketched Area:	1,800	Total:	181,278
Size Ad	920	Gross Area	1800	FinArea	1272
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

043.0-0006-0007.B

IMAGE

AssessPro Patriot Properties, Inc